

September 8, 2021

Mr. Sam Surtees
Township Land Use Manager
West Windsor Township
271 Clarksville Road
PO Box 38
West Windsor, New Jersey 08550

**Re: Preliminary & Final Major Site Plan - Planning Board Submission
Preserve at West Windsor (Formerly known as Hilton West Windsor Property)
Block 37, Lots 6 & 7
West Windsor, Mercer County, New Jersey
PB 21-02**

VIA Hand Delivery

Dear Mr. Surtees:

For the project noted above, please find the following documents in order to be scheduled for upcoming Planning Board Hearing. We have enclosed the necessary copies as requested in your August 25, 2021 letter.

1. **Twenty (20) copies** of the following documents;
 - a. Development Application
 - b. Preliminary/ Final Site Plan Checklist with waivers requested
 - c. West Windsor Township Green Development Practices Checklist
 - d. NJDEP Letter of Interpretation & Map of Wetlands dated March 5, 2020
 - e. Environmental Impact Statement, prepared by ESE Consultants, dated April 20, 2021
 - f. Traffic Impact Study & response letter from Langan.

2. **Two (2) copies** of the following reports;
 - a. Stormwater Management Report, Prepared by ESE Consultants, dated 4/16/21, revised 9/8/21.
 - b. Stormwater Operation and Maintenance Manual, Prepared by ESE Consultants, dated 7/9/21.

3. **Three (3) full scale and seventeen (17) half scale copies** of the following plans;
 - a. Existing Features Plan, Prepared by ESE Consultants, dated 2/15/21.
 - b. Plan of Survey, Prepared by ESE Consultants, dated 1/8/21.
 - c. Preliminary & Final Major Site Plan, Prepared by ESE Consultants, revised 9/8/21.

Mr. Sam Surtees, Township Land Use Manager

**Re: Preliminary & Final Major Site Plan – Planning Board Submission
Preserve at West Windsor** (Formerly known as Hilton West Windsor Property)
Block 37, Lots 6 & 7
West Windsor, Mercer County, New Jersey
PB 21-02

September 8, 2021

Page 2 of 2

- d. Vehicle Maneuverability Plans, Prepared by ESE Consultants, revised 9/8/21.
- e. Active Recreational Open Space Exhibit Plan, Prepared by ESE Consultants, revised 9/8/21.
- f. Architectural Plans of Typical Units, Prepared by Toll Architecture, dated 8/27/21. (please note full size is 11” x 17” sheets, so 20 copies are provided)
- g. Clubhouse Floor & Elevation Plan, prepared by Sonnenfeld & Trocchia Architects, undated.

Documents have been revised per township professional’s previous TRC review letters and per the TRC zoom meeting held on August 25, 2021. Attached to this letter are the following response letters to each of the township professional consultants.

- 1. ESE Response letter dated 9/8/21 to Francis Guzik, PE, CME – West Windsor Twp.
- 2. ESE Response letter dated 9/8/21 to Dan Dobromilsky, LLA, PP – West Windsor Twp.
- 3. ESE Response letter dated 9/8/21 to David Novak, PP, AICP – Burgis Associates
- 4. ESE Response letter dated 9/8/21 to Jeffrey L’Amoreaux, PE – Arora & Associates
- 5. ESE Response letter dated 9/8/21 to Christopher Jepson, PE – Van Cleef
- 6. ESE Response letter dated 9/8/21 to Chief Timothy Lynch – West Windsor Twp.
- 7. ESE Response letter dated 9/8/21 to West Windsor Affordable Housing Committee

By copy of this letter, an email will be sent to you that will contain the items listed above via a link to our OneDrive FTP site. If you have any questions or require additional information, please do not hesitate to contact me at 732-272-0531 or agrover@eseconsultants.com.

Sincerely,



Andrew J. Grover, P.E.
Project Engineer
ESE Consultants, Inc.

cc: Jim Majewski – Toll Bros., Inc. (w/encl.)
Walt Conner – Toll Bros., Inc. (w/encl.)
Jim Holtz – Toll Bros., Inc. (w/encl.)
Rick Hoff, Esq. – Bisgaier Hoff (w/encl.)
Jeffery Sands – Pak SC, LLC (Owner) (w/encl.)